

The **Extra Credit Teacher Home Purchase Program (ECTP)** is a deferred payment, simple interest rate subordinate loan. This program is for eligible teachers, administrators, classified employees and staff members working in county/continuation or high priority schools in California. The ECTP loans are available at an amount not to exceed the greater of \$7,500 or 3% of the sales price, or in [CalHFA-defined high cost areas](#) an amount not to exceed the greater of \$15,000 or 3% of the sales price.

ECTP can be used for down payment assistance and/or closing costs with an eligible CalHFA Conventional first mortgage loan.

This program may be combined with other FHA-approved subordinate loans or grants (with the exception of CHDAP) to help in the purchase of the home.

Term:	The term of ECTP matches the term of the CalHFA first mortgage not to exceed 30 years
LTV and CLTV:	LTV: Follow the applicable CalHFA first mortgage underwriting guidelines CLTV: Maximum Combined Loan-to-Value (CLTV) cannot exceed 103%
Maximum Loan Amount:	The ECTP second mortgage loan amount cannot exceed the greater of \$7,500 or 3% of the sales price. In CalHFA-defined high cost areas the ECTP second mortgage cannot exceed the greater of \$15,000 or 3% of the sales price.
Borrower Eligibility:	<p>Borrower(s) must:</p> <ul style="list-style-type: none">• Be a first-time homebuyer(s)• Meet published CalHFA ECTP moderate income limits<ul style="list-style-type: none">◦ Income limits with Conventional• Occupy the property as their primary residence• Be a U.S. citizen, permanent resident alien, or qualified alien• Be currently employed in a County/Continuation or High Priority school. High Priority school is defined as a K through 12 public or charter school that has an Academic Performance Index (API) statewide ranking of 1 through 5. May also be eligible if assigned to a school district, but teach in, provide administration in, or provide service to at least one high priority school.• Hold an appropriate credential for a teacher, administrator or staff member or be employed as a Classified Employee• Intend to work for three years continuously from the date of the loan in a County/Continuation or High Priority school• Complete Homebuyer Education course• Non-occupant co-borrowers are not allowed• Non-occupant co-signers<ul style="list-style-type: none">◦ With an FHA are allowed per FHA guidelines◦ With a Conventional are not allowed

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Minimum Credit Score:

Minimum 640 credit score

When multiple CalHFA loan programs are used in combination, the most restrictive guidelines will apply.

Maximum Total Debt-to-Income Ratio:

With Conventional firsts: Maximum 45.00% total debt-to-income ratio regardless of Desktop Underwriting® (DU®) findings or compensating factors. Manual Underwriting is not permitted

Property Eligibility:

- Sales price of the home cannot exceed CalHFA's [sales price limits](#) established for the county in which the property is located
- Be a single family, one-unit residence, including PUDs or approved condominium

Additional Property Guidelines

- Condominiums must meet the guidelines of the first mortgage
- Manufactured housing is not permitted
- Leasehold / Land Trusts and Co-ops are not permitted

Participating Lenders:

[CalHFA-approved lenders](#)